

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE
CITY OF PORTLAND

PERMIT ISSUED
JUL 12 2005
Permit Number: 050930
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

This is to certify that Malone Helen A Wid Kw Verboyle Ent
has permission to FOUNDATION ONLY for 50' 57' Dupl including garage & farmers porch
AT 45 Seeley Ave O.C. No. 123 E036001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

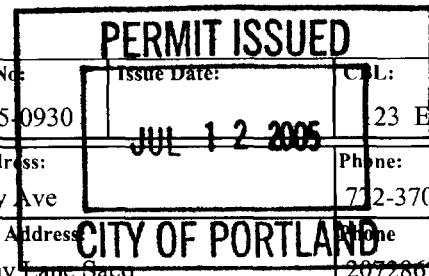
Debbie Bonke 7/12/05
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

20 Front
20 Rear
8 sides

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716



Permit No: 05-0930	Issue Date: JUL 12 2005	CDL: 23 E036001
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Location of Construction: 45 Seeley Ave	Owner Name: Malone Helen A Wid Kw Vet
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Owner Address: 45 Seeley Ave	Phone: 712-3709
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Business Name:	Contractor Name: Doyle Enterprises
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Contractor Address: 16 Tiffany Lane Saco	Phone: 2072865530
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Lessee/Buyer's Name	Phone:
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Permit Type: Foundation Only/Residential	Zone: RS
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Past Use: Vacant - lot split	Proposed Use: FOUNDATION ONLY for 59' x 57' Duplex including garage & farmers porch
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Permit Fee:	Cost of Work: \$0.00	CEO District: 3
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porch

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: Foundation ONLY IRC-2003
------------------------------------------------------------------------------	----------------------------------------------------------------

Signature:	Signature: JMB 7/12/05
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'PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: jmb	Date Applied For: 07/12/2005	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 13 <input type="checkbox"/> Subdivision Zone C <input checked="" type="checkbox"/> Site Plan # 2005-0042 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: JMB 7/12/05

Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____

Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: JMB

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

7/15/05 - Checked forms for footings OK
setbacks appear OK. But can set back within 5 inches and
a survey letter will be forwarded to us per Agul Doyle - G.C.

7/25/05 - Received surveyors letter for ^{Ann M}
setbacks. JMK

7/22/05 - OK TO BACK FILL DRAIN TILE IN PLACE, STONE AND
FILTON FABRIC. PUM - FOUNDATION IS SEALED.

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-0930	Date Applied For: 07/12/2005	CBL: 123 E036001
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Location of Construction: 45 Seeley Ave	Owner Name: Malone Helen A Wid Kw Vet	Owner Address: 45 Seeley Ave	Phone: () 772-3709
Business Name:	Contractor Name: Doyle Enterprises	Contractor Address: 16 Tiffany Lane Saco	Phone: (207) 286-3530
Tenant/Buyer's Name	Phone:	Permit Type:	

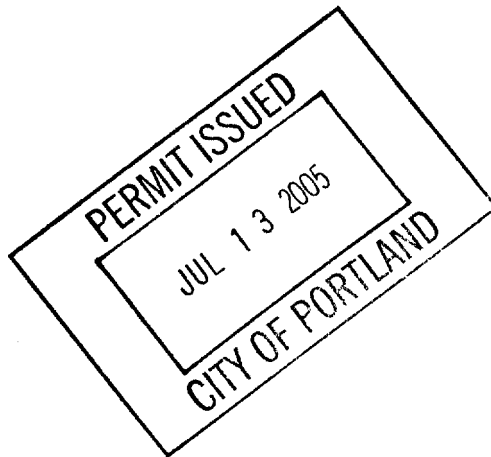
Proposed Use: FOUNDATION ONLY for 59' x 57' Duplex including garage & farmers porch	Proposed Project Description: FOUNDATION ONLY for 59' x 57' Duplex including garage & farmers porch
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Dept: Zoning Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 07/12/2005
 Note: 7/11 spoke w/April @ Doyle Ent. For a request for a foundation only permit as some framing details are pending. **Ok to Issue:**

1) All conditions apply from the previously approved permit # 05-0764.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 07/12/2005
 Note: **Ok to Issue:**

1) This approves a FOUNDATION ONLY. All other construction must be approved prior to commencing work.



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. ~~Notice must be called in 48-72 hours in advance~~ in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- ~~NA~~ Footing/Building Location Inspection: Prior to pouring concrete
- ~~NA~~ Re-Bar Schedule Inspection: Prior to pouring concrete
- ~~NA~~ Foundation Inspection: Prior to placing ANY backfill
- ~~NA~~ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ~~NA~~ Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

~~NO~~ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~NO~~ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of Applicant/Designee

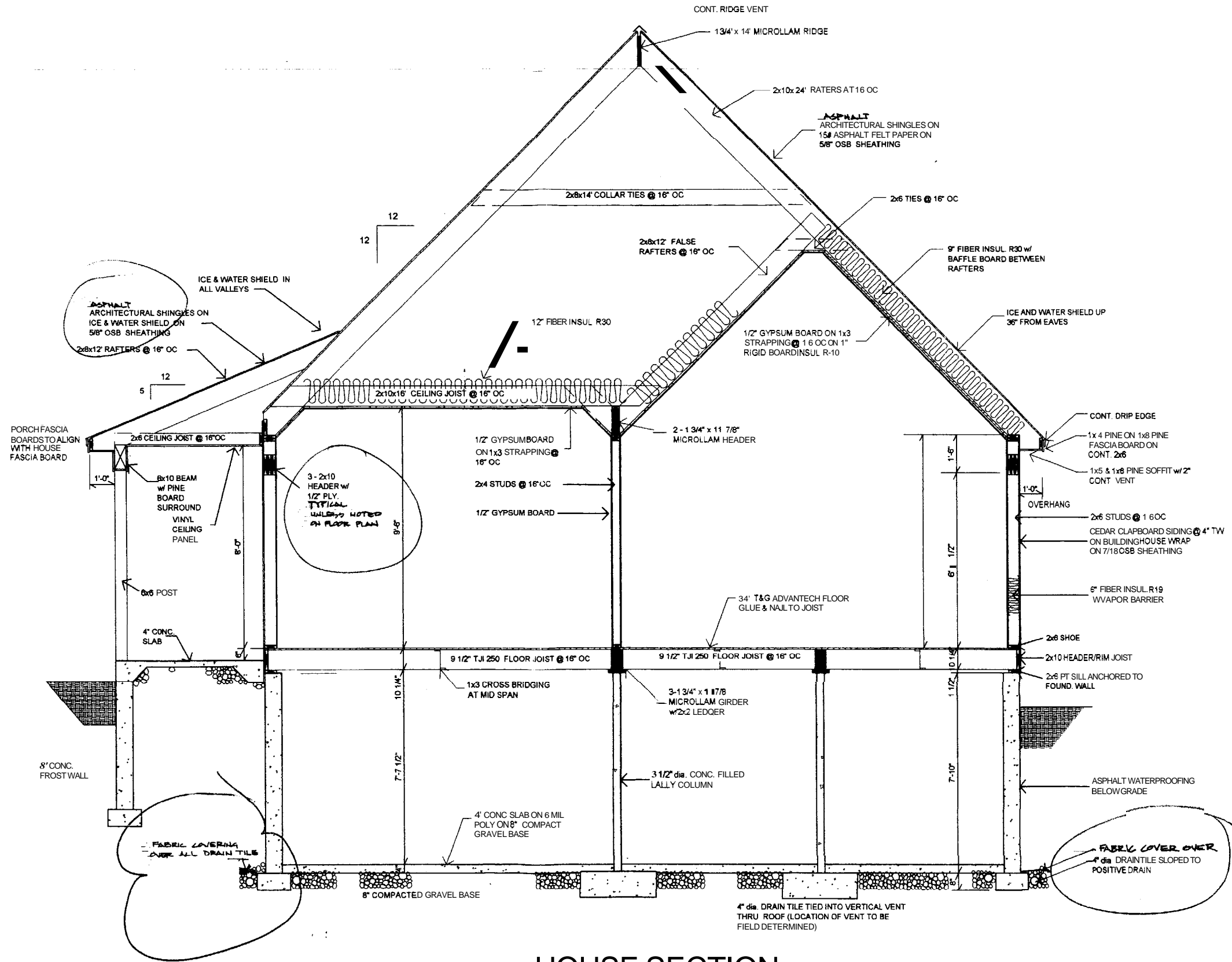
7/13/05
Date

[Signature]
Signature of Inspections Official

07/13/05
Date

CBL: 123-E-36

Building Permit #: 050930



HOUSE SECTION

NOTE: THIS DRAWING IS INTENDED FOR INFORMATIONAL PURPOSE ONLY. IF USED FOR CONSTRUCTION OF DIMENSION AND SUGGESTED CONSTRUCTION, MUST BE REVISITED BY LICENSED ARCHITECT. JERRY DUGAL ASSUMES NO LIABILITY FOR STRUCTURAL SOUNDNESS OF THE DESIGN CONTAINED HEREIN. ALL DRAWINGS ARE INTENDED TO REFLECT STANDARD BUILDING PRACTICE AND ALL WORK MUST CONFORM TO NATIONAL AND LOCAL BUILDING CODES.

DATE: 11-10
 DRAWN BY: [Signature]
 CHECKED BY:
 REVISIONS:
 1 7-5-05
 2
 3

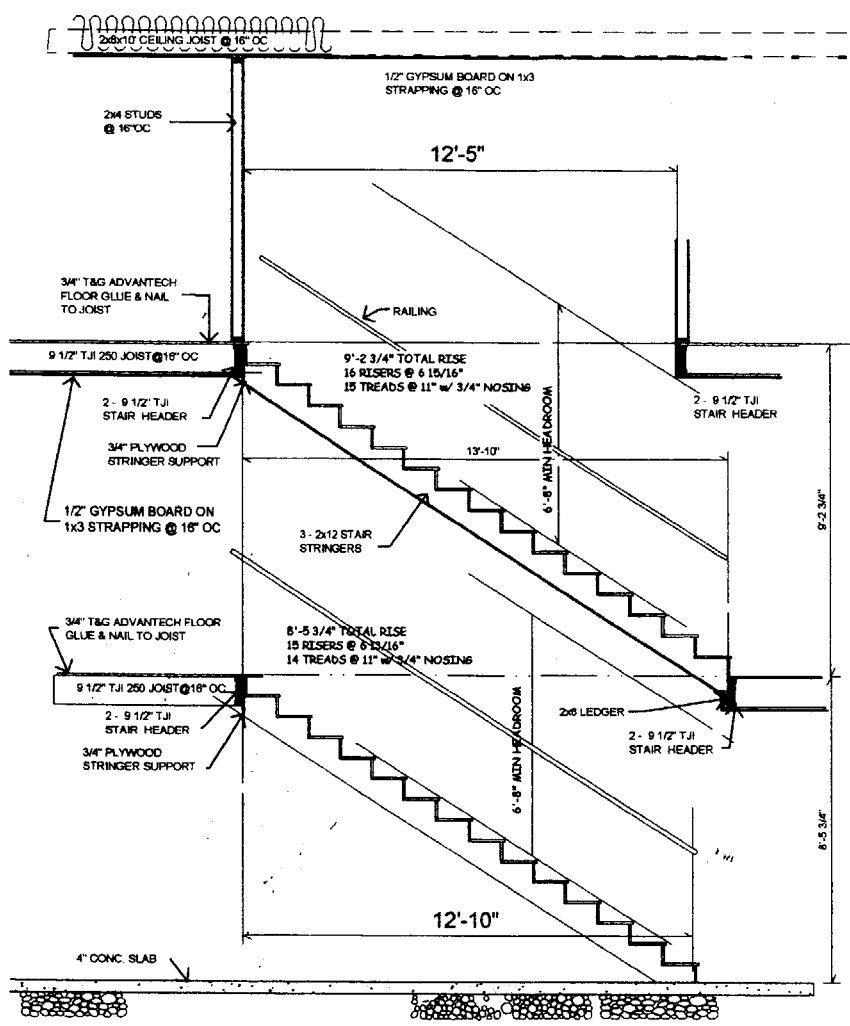
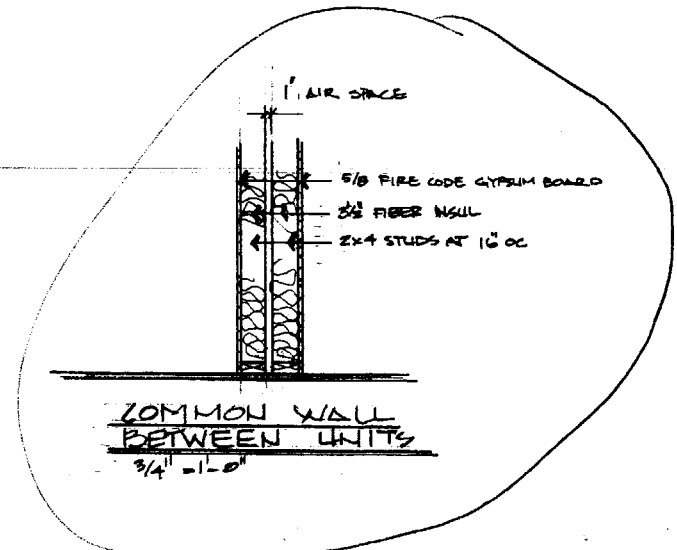
BUILDER: Diane Doyle, President
 16 Tiffany Lane, Seco, Maine 04072
 Tel. 207-286-3830 Fax. 207-282-7970

d o y l e enterprises

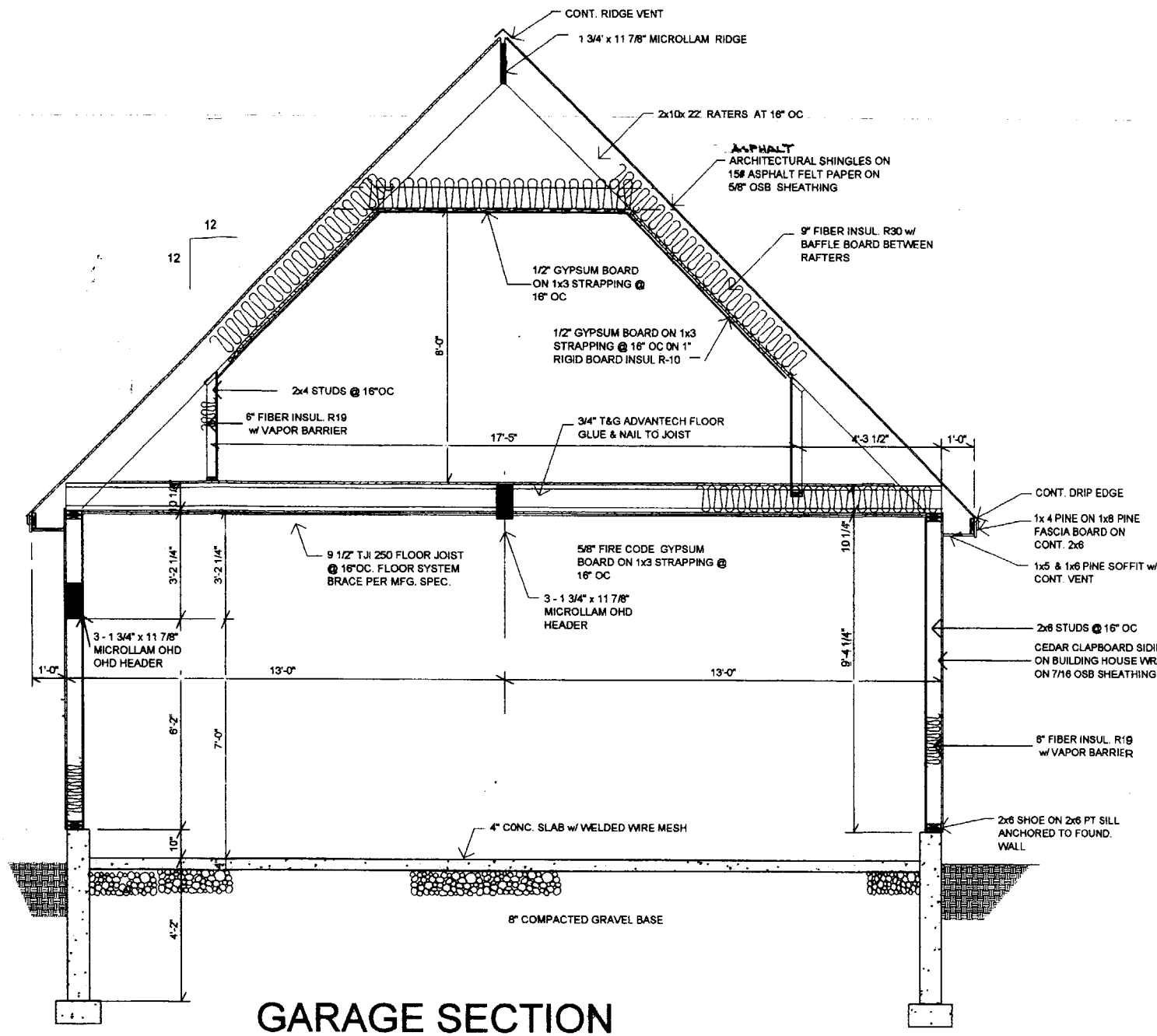
DRAWING TITLE: HOUSE CROSS SECTIONS
 DRAWINGS PREPARED BY: JERRY DUGAL & CO. INC.
 1036 Pinkham Brook Rd, Durham, ME 04422
 Tel. 207-353-5915 Fax 207-353-1638

PROPOSED ADDITION FOR: HELEN MALONE
 45 Seeley Ave.
 Portland, Maine

PROJECT NUMBER: H-0507
 DATE: 4-5-05
 DRAWING NUMBER: A-3
 SHEET NO: 5 of 6



STAIR SECTION
SCALE: NTS



GARAGE SECTION

NOTE: THIS DRAWING IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR DIMENSION AND SUGGESTED CONSTRUCTION BE VERIFIED IN THE FIELD UNLESS THIS DRAWING HAS BEEN STAMPED BY A LICENSED ENGINEER. JERRY DUGAL ASSUMES NO LIABILITY FOR STRUCTURAL CONSTRUCTION OF THIS DRAWING. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL BUILDING PRACTICE AND ALL WORK MUST CONFORM TO NATIONAL AND LOCAL BUILDING CODES.

Builder:
Diane Doyle
President
16 Tiffany Lane
Saco, Maine 04072
Tel: 207.286.3530
Fax: 207.282.7970

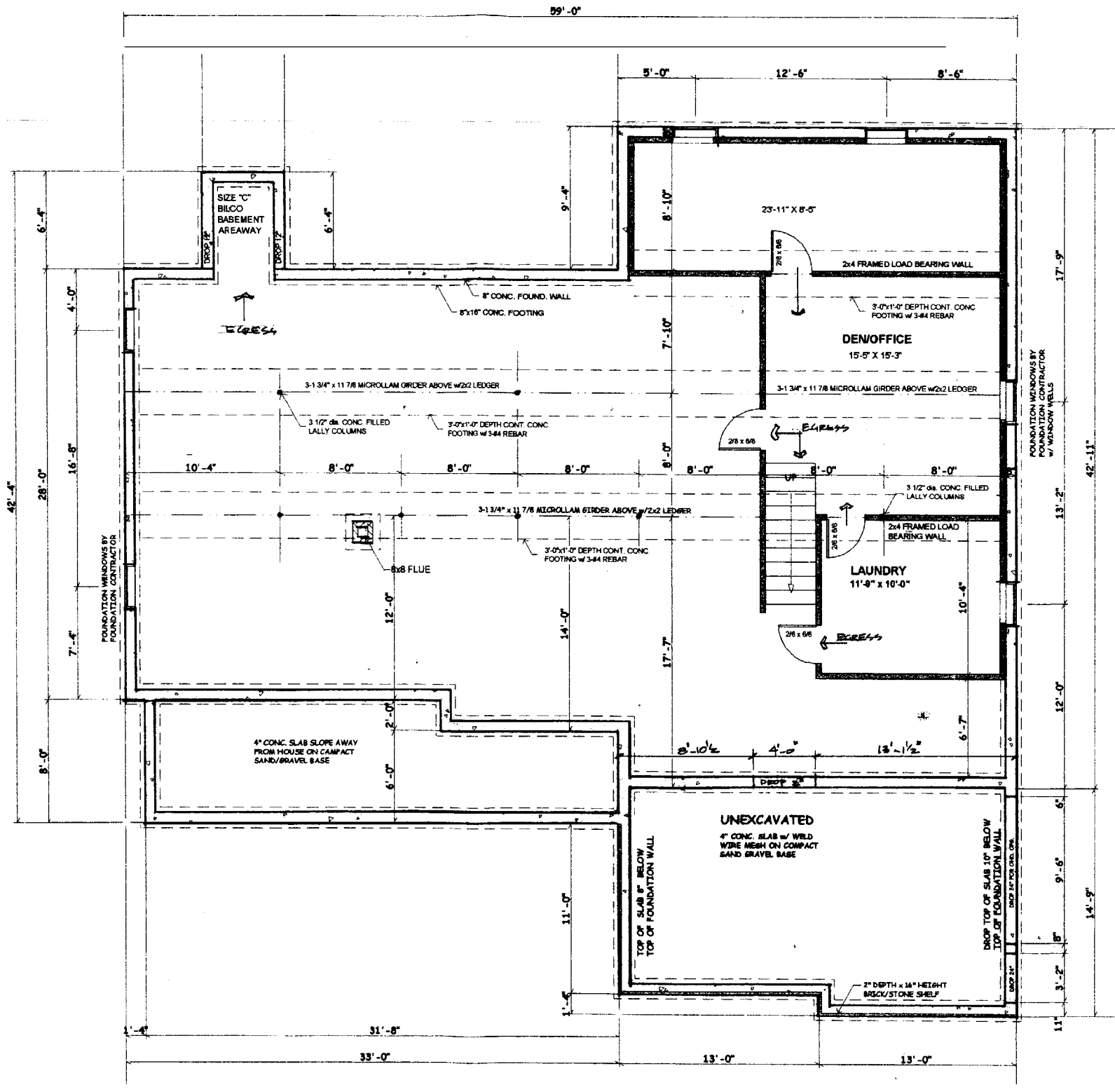
d o y l e enterprises

DRAWING TITLE: GARAGE & STAIR SECTIONS
DRAWINGS PREPARED BY: JERRY DUGAL & CO. INC.
107th Pinkham Road, Rt. 1
Durham, ME, 04222
Tel: 207-353-5915
Fax: 207-353-1638

PROPOSED ADDITION FOR:
HELEN MALONE
45 Seeley Ave.
Portland, Maine

SCALE: 3/16" = 1'-0"
DRAWN BY: [Signature]
CHECKED BY:
REVISIONS:
1. 7-5-05
2.
3.

PROJECT NUMBER: H-0507
DATE: 4-5-05
DRAWING NUMBER: A-4
SHEET NO.: 6 of 6



FOUNDATION/BASEMENT PLAN

NOTES:

- BOND OUT FOR WATER AND SEWER TO BE FIELD LOCATED BY CONTRACTOR.
- SUMP PUMP and/or FLOOR DRAIN TO BE FIELD LOCATED BY CONTRACTOR.
- CONCRETE SHALL BE 2500psi FOR FOOTINGS AND 3000psi FOR WALLS AND SLAB. GARAGE FLOOR SLAB AND EXTERIOR FLATWORK MUST BE 3500psi MIN WITH AIR ENTRAINMENT.
- ANCHOR BOLTS (1/2" dia. x 8") OR FOUND. STRAPS AT EACH COR. EACH WAY AT 6'-0" O.C.
- FOUNDATION WALLS HAVE 2 - #4 REBAR CONTINUOUS HORIZONTAL AT TOP OF WALL.
- FOUNDATION FOOTINGS HAVE A KEYWAY OR #4 REBAR 24" lg. PLACED VERTICAL AT 48" O.C.
- FOUNDATION FOOTING DRAINS SHALL BE 4" dia. PERFORATED DRAIN PIPE EACH SIDE OF FOUNDATION WALL AND SLOPED TO POSITIVE DRAIN TO DAYLIGHT OR SUMP PIT OR DRYWELL.
- UNDER SLAB DRAIN TILE TO BE TIED INTO 4" dia. PVC PIPE THAT IS VENTED THRU ROOF FOR RADON CONTROL.
- SOIL BEARING ASSUMED TO BE 2000.
- FOUNDATION WALLS SHALL BE COATED WITH ASPHALT WATERPROOFING BELOW FINISH GRADE.
- FINAL HEIGHT OF FOUNDATION WALLS TO BE FIELD DETERMINED PER SITE CONDITIONS, TO ALLOW FOR DAYLIGHT OR PARTIAL DAYLIGHT BASEMENT.

NOTE: THIS DRAWING IS INTENDED FOR INFORMATIONAL PURPOSE ONLY. IF USED FOR CONSTRUCTION, DIMENSION AND SUGGESTED CONSTRUCTION, MUST BE VERIFIED IN THE FIELD. UNLESS THIS DRAWING HAS BEEN STAMPED BY A LICENSED ENGINEER, JERRY DUGAL & CO. INC. IS NOT RESPONSIBLE FOR THE SOUNDNESS OF THE DESIGN CONTAINED HEREIN. ALL DRAWINGS ARE INTENDED TO REFLECT STANDARD BUILDING PRACTICE AND ALL WORK MUST CONFORM TO NATIONAL AND LOCAL BUILDING CODES.

FOUNDATION PLAN

DRAWING PREPARED BY: **JERRY DUGAL & CO. INC.**
 1036 Pinkham Brook Rd
 Durham ME, 04222
 Tel. 207-353-5915 Fax 207-353-1638

PROPOSED ADDITION FOR: **HELEN MALONE**
45 Seeley Ave.
Portland, Maine

SCALE: 3/16" = 1'-0"
 DRAWN BY: *[Signature]*
 CHECKED BY: *[Signature]*
 REVISIONS:
 1. 7-5-05
 2.
 3.

PROJECT NUMBER: H-01507
 DATE: 4-5-05
 DRAWING NUMBER: **F-1**
 SHEET NO. 2 of 6

BUILDER: **d o y l e enterprises**
 Diane Doyle, President
 16 Tiffany Lane, Scarborough, ME 04072
 Tel 207-286-3930 Fax 207-282-7970

CITY OF PORTLAND, MAINE

PLANNING BOARD

Orlando E. Delogu, Chair
Lee Lowry III, Vice Chair
John Anton
Kevin Beal
Michael Patterson
David Silk
Janice E. Tevanian

March 23, 2005

Mrs. Helen Malone
45 Seeley Avenue
Portland, ME 04102

RE: 45 Seeley Avenue – Two-Family House - Site Plan and Subdivision Application
App ID# 2005-0042, CBL #123 E036001

Dear Mrs. Malone:

On March 22, 2005 the Portland Planning Board voted 7-0 to approve the above referenced Subdivision application. The approval was granted for the project based on findings and subject to conditions as follows:

1. That the plan is in conformance with the subdivision standards of the land use code.

Conditions of Approval:

- i. In accordance with §14-499(f) the applicant shall provide 4 street trees along the site's frontage or elsewhere on the street within the vicinity of the subject site. The street tree plan shall be subject to review and approval by the City Arborist.

On March 22, 2005 the Portland Planning Board also voted 7-0 to approve the above referenced Site Plan application. The approval was granted for the project based on findings and subject to conditions as follows:

2. That the plan is in conformance with the site plan standards of the land use code.

Conditions of Approval:

- i. The applicant shall work with staff, the City's consulting civil engineer, and the City Arborist to ensure that reasonable efforts are made to preserve as many existing trees as possible.

driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions related to the conditions of approval, the recording of the subdivision plat, or otherwise please contact Ethan Boxer-Macomber at 756-8083 or ebm@portlandmaine.gov.

Sincerely,



Lee Lowry, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Ethan Boxer-Macomber, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
— Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Approval Letter File

Dow & Coulombe, Inc.

SINCE 1864
LAND SURVEYORS
LAND USE AND PLANNING CONSULTANTS
13 PARK STREET
SACO, MAINE 04072
(207) 284-4521
FAX (207) 284-4522
EMAIL dowcoul@xpressamerica.net

July 22, 2005

Diane Doyle
Doyle Enterprises
110 Main Street, Suite 1216
Saco, ME 04072

RE: Malone Residence, 45 Seely Avenue, Portland, Maine.

Dear Diane,


On July 21, 2005, a Dow & Coulombe, Inc. survey crew located the corners of the foundation and footing for the building currently under construction at the above named location. Please find enclosed a copy of the worksheet showing the located corners relative to the location of the building taken from the site plan prepared by Richardson Associates.

As you can see, all the corners of the foundation and footing we located are within City of Portland building setback regulations and are located substantially as shown on the approved site plan prepared by Richard Associates.

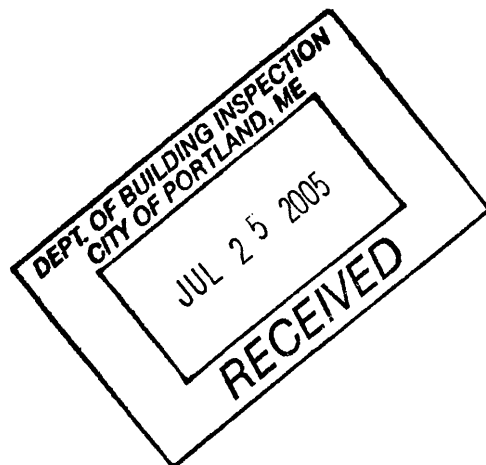
If you or any representative from the City of Portland have any question, please do not hesitate to contact us.

Respectfully,

DOW & COULOMBE, INC.


Michael J. Coulombe, P.L.S.

MJC/rv
Enclosures





CITY OF PORTLAND, MAINE

Department of Building Inspections

20

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (I1) ____ Plumbing (I5) ____ Electrical (I2) ____ Site Plan (U2) ____

Other _____

CBL: _____

Check #: _____

Total Collected \$ _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy